



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
Diane M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2402890  
**Applicant Name:** Clark Beck for All Pilgrims Christian Church  
**Address of Proposal:** 1632 Broadway

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to demolish a 20,592 sq. ft. institution and fill 1,300 cubic yards to match adjacent grades at neighboring properties (Seattle First Christian Church).

The following approval is required:

**SEPA - Environmental Determination** – (Chapter 25.05, Seattle Municipal Code.)

**SEPA DETERMINATION:** ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☒ DNS involving non exempt grading or demolition or involving  
another agency with jurisdiction.

**BACKGROUND INFORMATION**

Site and Vicinity Description

The subject site is zoned Neighborhood Commercial 3 with a 40 foot height limit (NC3-40). The site is located on Broadway, north of Pine Street, in the Capitol Hill Neighborhood. The site is across the street from Seattle Central Community College, but is not located within their Major Institution Overlay. The zoning for the site also includes a Pedestrian Overlay. The lot is currently home to Seattle First Christian Church. The site is a through lot, bounded by Broadway on the west and Nagel Place to the

east. East of the site across Nagle Place is a Park and Reservoir operated by Seattle Parks Department and Seattle Public Utilities.

### Proposal

The proposal is for a Master Use Permit for demolition of an existing three story building with a basement that currently houses Seattle First Christian Church. The 20,592 square foot church will include demolition of the church, removal of asbestos and other hazardous materials followed by filling and grading of the demolition site, to include the retention of existing exposed basement walls along the property lines to act as retaining walls following grading and demolition activities. Grading of approximately 1,300 cubic yards will occur, including 1,100 cubic yards of fill using concrete and brick from the demolition along with importing of 200 cubic yards of earth for grading and site leveling. No use is established following demolition.

Accessory parking associated with the church is located on an adjacent parcel to the south. This parcel, located at 1618 Broadway under Parcel # 6003000620, is currently used as accessory parking for neighboring businesses as well as for the Church. This parking will be retained and not altered as a result of the demolition, as the parking was established separately from the church. This status is confirmed by the Department under a Legal Building Site letter dated January 25, 1989, establishing it as a legal nonconforming parking lot.

### Public Comments

Public notice of the project application was published on November 4, 2004. The required public comment period ended on November 17, 2004. DPD received one written comments, as a courtesy copy, from the Puget Sound Clean Air Agency (PSCAA) regarding this proposal. PSCAA sent a letter to the applicant concerning permit requirements from their agency prior to undertaking demolition.

### ANALYSIS - SEPA

The initial disclosure of the potential impacts of the proposed project was made in the environmental checklist dated October 8, 2004. Information in the checklist was supplemented by geotechnical report, the plans, site visits and other documentation. The information in the checklist, supplemental information and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) states, in part, *"where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation"* subject to some limitations. Thus, the mitigation that may be required pursuant to SEPA authority is limited. A discussion of likely adverse impacts and how they may be appropriately mitigated follows below.

### Short-Term Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for most impacts.

The following temporary or construction-related impacts are expected: 1) temporary soil erosion; 2) decreased air quality due to increased dust and other suspended air particulates during excavation and demolition; 3) increased noise and vibration from demolition operations and equipment; 4) increased traffic and parking demand from demolition personnel; 5) blockage of streets by demolition vehicles/activities; 6) conflict with normal pedestrian movement adjacent to the site; and 7) consumption of renewable and non-renewable resources. These impacts are not considered significant because they are temporary and/or minor in scope (Section 25.05.794, SMC). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 1) Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during demolition, demolition along the street right-of-way); 2) Building Code (demolition measures in general); and 3) Stormwater, Drainage and Grading Code (temporary soil erosion). In addition, permit requirements from PSCAA will mitigate impacts due to dust and any hazardous materials located in the building. Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

### Historic Preservation

Due to the age and size of the structure, a review of the proposal would be forwarded to the Department of Neighborhoods, as required by SEPA policies found in SMC 25.05.675H. However, the structure is a Church and, as a religious facility, is not regulated under this Ordinance. Accordingly, no review is required.

### Long-term Impacts

Potential long-term impacts that may occur as a result of this project include: 1) possible soil erosion, depending on the state the newly exposed ground is left in after demolition; possible negative aesthetic impacts if the site is not rebuilt upon or adequately landscaped after the proposed demolition takes place. These long-term impacts are not considered significant because the impacts are expected to be minor in scope.

Long-term impacts such as this are typical of this type of project and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are the: Stormwater, Grading and Drainage Control Codes; and the Seattle Building Code.

Other impacts not noted here as mitigated by codes or conditions are not sufficiently adverse to warrant further mitigation by condition.

### DECISION - SEPA

The responsible official on behalf of the lead agency made this decision after review of a completed environmental checklist and other information on file with the department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

Signature: \_\_\_\_\_ (signature on file) Date: January 6, 2005  
Michael L Jenkins, Senior Land Use Planner  
Department of Planning and Development

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